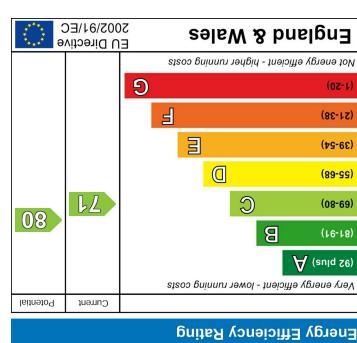
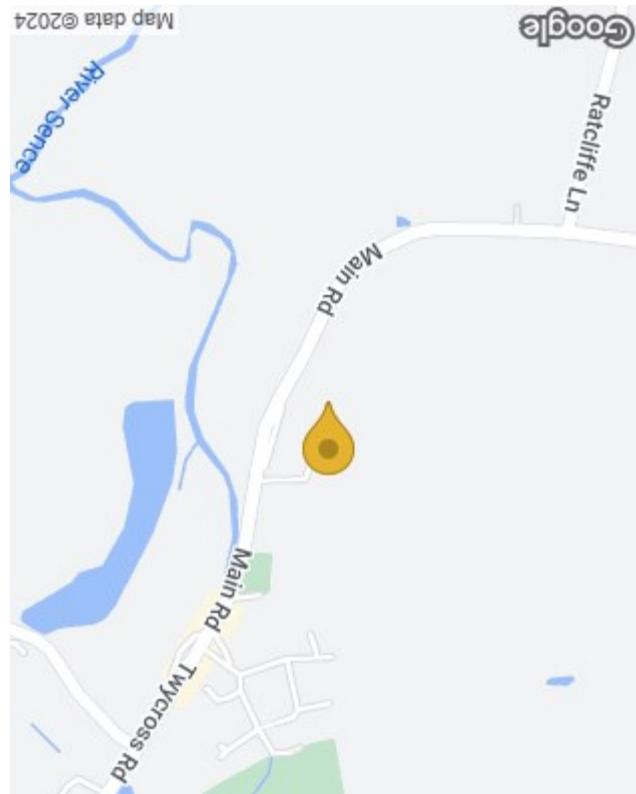


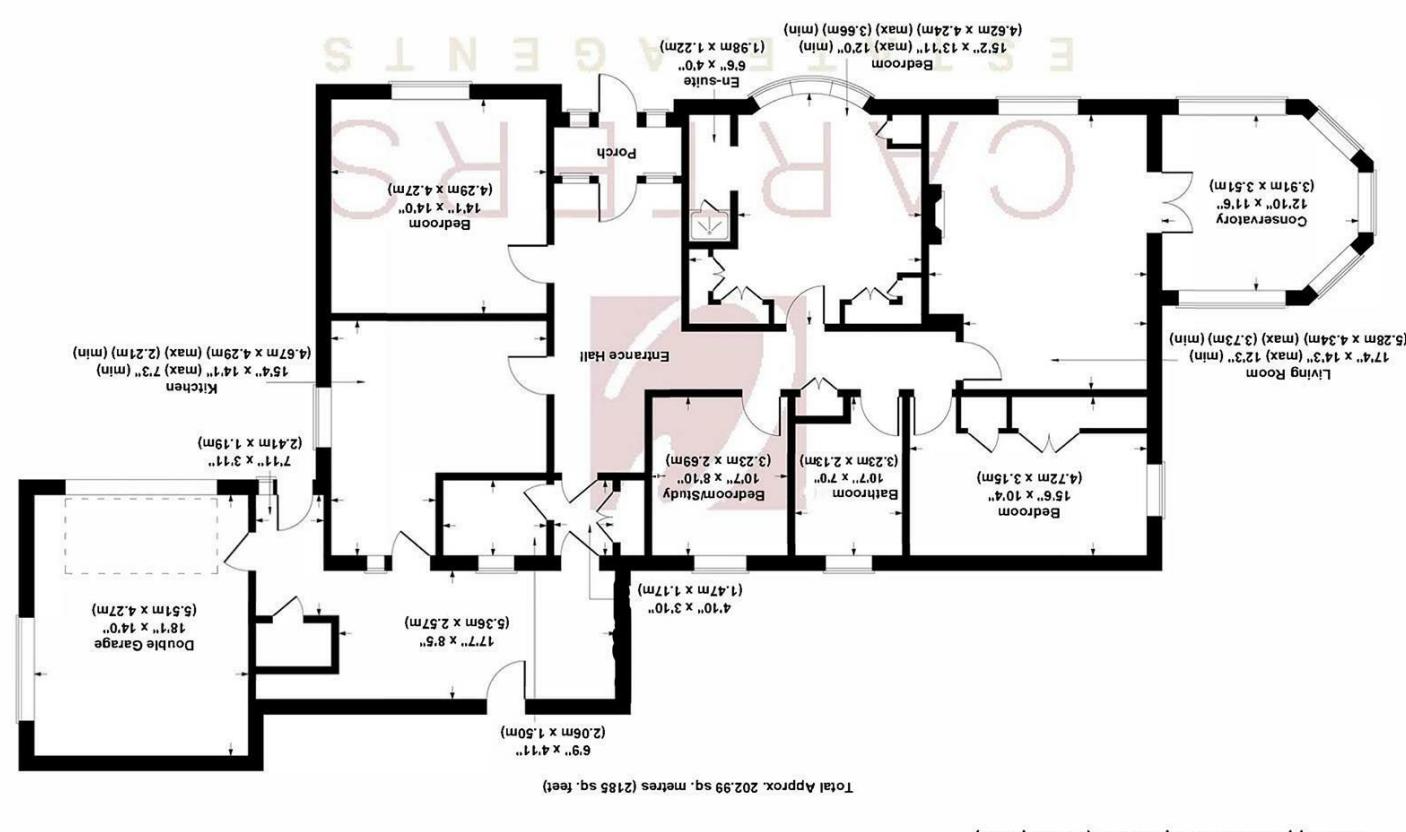
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph



Area Map



Total Approx. 202.99 sq. metres (2185 sq. feet)

Floor Plan



The Hollies 66 Main Road
Atherstone, CV9 3QU

Offers Over £575,000



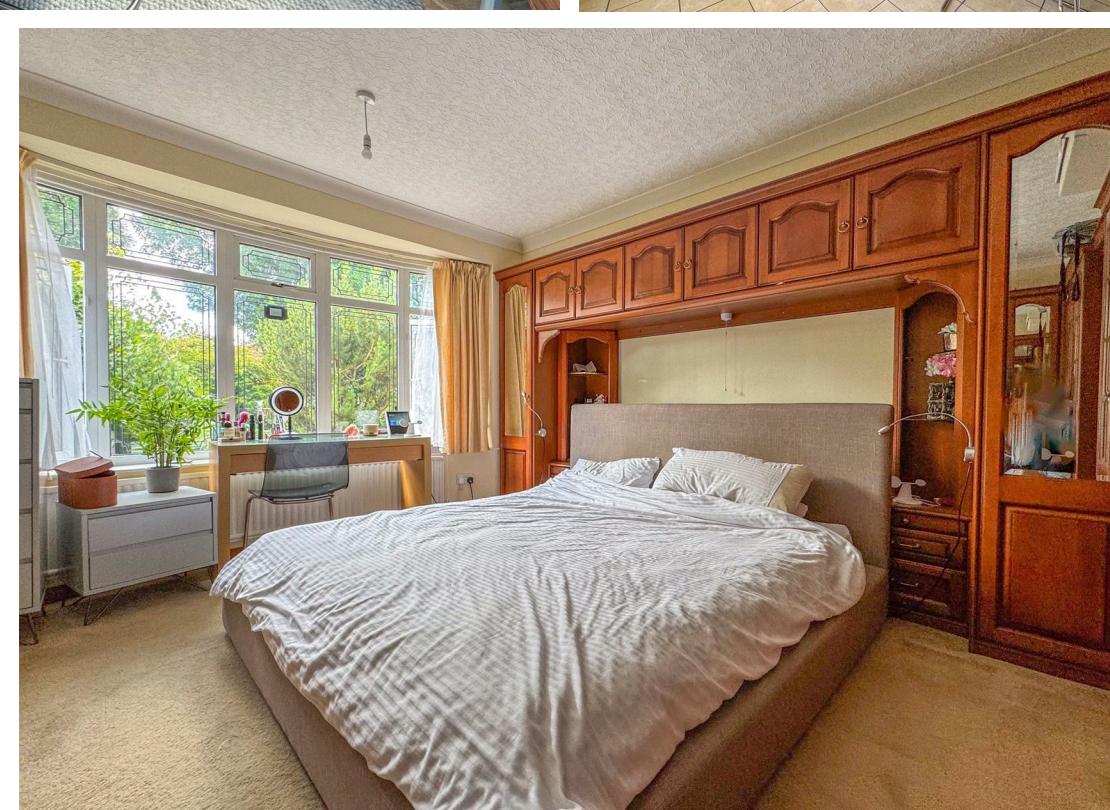
The Hollies 66 Main Road

Atherstone, CV9 3QU

This is a rare opportunity to acquire an individual and spacious four-bedroom detached bungalow in the highly sought-after village of Sheepy Magna. Situated just off Main Road, Sheepy Magna, the property is accessed via a private road that leads to two impressive detached bungalows, both offering uninterrupted countryside views.

Covering over 2000 sq ft, the versatile and flexible accommodation includes a welcoming porch leading to a spacious entrance hallway. The living room features a charming fireplace and double doors opening to a UPVC conservatory with French doors that open to the garden. The L-shaped breakfast kitchen is equipped with a matching range of wall and base units, integrated appliances including a double oven, gas hob, extractor hood, a new dishwasher, and a fridge. There is also space for dining and a door that leads to a large extended utility room with matching units and plumbing for a washing machine, providing access to the front, garage, and lobby with a WC/guest cloakroom.

The property boasts four bedrooms, with bedroom one including fitted furniture and an ensuite with a shower unit, mains shower, and a sink inset vanity unit. There are three additional



bedrooms, two doubles, and one single, currently used as an office/study. The main bathroom features a cream suite with a corner bath and mains shower over.

Outside, the bungalow is surrounded by well-maintained gardens on all sides, situated on a generous plot. The private driveway, owned by the property, offers ample parking for numerous vehicles and includes a double carport and double garage, ideal for storing a caravan or motor home. The delightful gardens are well-established, with lawn areas, mature trees, shrubs, and flower borders, all offering stunning open views over local farmland and countryside.